

Technical Review Committee Meeting

Minutes of September 21, 2009

Attendance:

Members Present
Wayne Hamilton
Ken Putnam
Mike Brookshire
Susan Roderick
Ron Evans
Kevin Johnson

Members Absent
David Foster

Staff Present
Shannon Tuch
Kim Hamel
Nathan Pennington
Jessica Bernstein
Jennifer Blevins
Bob Oast

Chair Tuch opened the meeting at 2:05 p.m. by explaining the role of the TRC, and also discussing the agenda, the review process and the voting process.

The TRC voted unanimously to adopt the minutes of the 8/17/09 meeting as written.

Agenda Item	
Preliminary plat review for the project identified as <u>Brotherton-Habitat Subdivision</u> (7.33acres, 23 lots) located on Brotherton and Virginia Avenues. The property owner is the City of Asheville and the contact is Keith Levi. The properties are identified in the Buncombe County Tax Records as PINs 9638.31-1460, 1800. Project # 09-4313	
Staff Comments	Jessica Bernstein oriented the Committee and audience to the site location and outlined comments from the staff report.
Applicant(s) or Applicant Representative(s)	Tom Jones was available for questions and commented on the following topics: ? Noted that the cul-de-sac will be 70' in diameter ? Valley curb calculations will be provided
Public Comment	
Speaker Name	Issue(s)
None	
Committee Comments/Discussion	
Ken Putnam clarified that the applicant would pay the fee-in-lieu and the city would be responsible for the sidewalk at lot number 23.	
Committee Action	
The TRC voted unanimously to approve the project with the conditions outlined in the staff report.	

Agenda Item	
Review of the Level III site plan for the project identified as <u>Davis Arena Addition and Renovation</u> , located at 765 New Airport Rd. at the WNC Agricultural Center for renovation and a 14,706 sq.ft. addition to the existing 54,461 sq.ft. building. The project also includes the reconfiguration of vehicular use areas and upgrades to site landscaping. The property owner is the City of Asheville and the contact is Bryan Moffitt. The property is identified in the Buncombe County Tax records as PIN 9643.52-1970. Project # 09-4322.	
Staff Comments	Nathan Pennington oriented the Committee and audience to the site location and outlined comments from the staff report.

Applicant(s) or Applicant Representative(s)	<p>Bryan Moffitt was available for questions and commented on the following topics:</p> <ul style="list-style-type: none"> ? In response to Fire Department concern about the conflict between vehicle and pedestrian uses, he noted that there are site constraints due to the existing chairlift, but that they will find a solution ? New walkways will be added that will connect to existing pedestrian ways
Public Comment	
Speaker Name	Issue(s)
None	
Committee Comments/Discussion	
Wayne Hamilton discussed concerns about vehicle and pedestrian conflicts.	
Committee Action	
The TRC voted unanimously to approve the project with the conditions outlined in the staff report.	

Agenda Item	
<p>Review of the Level III site plan for the project identified as <u>Buncombe Intermediate School South</u>, located at 305 Overlook Rd. for a new 106,646 sq.ft. school building. The property owner is the Buncombe County Board of Education and the contact is Chris Day. The property is identified in the Buncombe County Tax records as PIN 9644.69-3954. Project # 09-4320.</p>	
Staff Comments	Jessica Bernstein oriented the Committee and audience to the site location and outlined comments from the staff report.
Applicant(s) or Applicant Representative(s)	<p>Chris Day was available for questions and commented on the following topics:</p> <ul style="list-style-type: none"> ? They will seek LEED certification for the project ? There will be new internal access routes between all three schools at the site ? Bus drop-off will be at Long Shoals Road; drop-off for all other vehicles will be at Overlook Road ? There will be a drivable access from the Lutheran Church to the school with guardrails and vegetative landscaping
Public Comment	
Speaker Name	Issue(s)
Wendel Burton Grant Osborne Steve Kayne	<p>Concerns regarding:</p> <ul style="list-style-type: none"> ? How the access drive at the Lutheran Church will be affected ? The need for sidewalks on both sides of Overlook Road due to the large number of pedestrians and young drivers
Committee Comments/Discussion	
<p>Chair Tuch explained that the technical standards do not require the applicant to provide sidewalks on property that is not part of the project site. She noted that a Conditional Use Permit is required for this project so the sidewalk condition could be required by City Council, but that they would not typically do so because of the difficulty of obtaining the property and/or easements necessary to construct sidewalks.</p> <p>Ken Putnam suggested that the internal connection should be a condition of approval and should be made clearer on the plans.</p>	
Committee Action	
<p>The TRC voted unanimously to approve the project with the conditions outlined in the staff report and the additional condition revised plans showing the access drive, fire lanes, guardrails and landscaping at the church and the internal walkway at the project site be submitted prior to review by the Planning and Zoning Commission.</p>	

Other Business

City Attorney, Bob Oast, explained the Permit Extension Act to the TRC and other city staff present.